

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Special Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, October 29, 2015 at 6:30 p.m.**, in the **Council Chambers of City Hall, 280 Grove Street, Jersey City, NJ .**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

***Order of applications is subject to change.***

8. Case: Z15-040 Preliminary and Final Major Site Plan  
Applicant: 7-Eleven, Inc  
Address: 2380 Kennedy Boulevard and 180 Clinton Avenue  
Attorney: Jason R. Tuvel, Esq  
Block: 18404 Lot: 1 and 34  
Zone: R-1, One and Two Family Housing District  
For: Conversion of an existing Auto Repair store that includes the demolition of the two-story office, to a 7-11 retail store. This includes improvements to the parking, landscaping, and site designs.  
“c” Variances: Minimum parking aisle width  
“d” Variances: Use  
**Carried from September 17, 2015 meeting**

9. Case: Z15-041 Preliminary and Final Major Site Plan  
Applicant: 380 Newark Realty, LLC  
Address: 380 Newark Avenue  
Attorney: Eugene T. Paolino, Esq  
Block: 9806 Lot: 8  
Zone: NC – Neighborhood Commercial District  
For: Preliminary and Final major site plan approval to construct a 7-story mixed use building with 45 units, with 4,318 sq ft of ground floor commercial, and 20 onsite parking spaces.  
“c” Variance: Parking  
“d” Variance: Height  
**Carried from October 15, 2015 meeting**

10. Case: Z15-031 Preliminary and Final Major Site Plan  
Applicant: Ma Ambey Fifth, LLC  
Address: 375 5<sup>th</sup> Street  
Attorney: Donald M. Pepe, Esq  
Block: 9901 Lot: 5  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval to construct a 5-story, 14 unit residential building  
“d” Variance: Use, Height  
**Carried from October 15, 2015 meeting**

11. Case: Z15-032  
Applicant: Nidhi Pandya  
Address: 54 Sherman Avenue  
Attorney: Robert P. Weinberg, Esq  
Block: 4502 Lot: 4  
Zone: R-1, One and Two Family Housing District  
For: 32 foot rear yard expansion to a building containing non-conforming 3 family use  
“d” Variance: Expansion of a non-conforming use  
“c” Variance: Front yard parking, Rear yard setback
12. Case: Z15-039  
Applicant: 78 Summit Ave JC, LLC  
Address: 78 Summit Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 17102 Lot: 7  
Zone: R-1, One and Two Family Housing District  
For: Conversion of an existing Masonic Lodge into a 17 unit multi-family building with 17 onsite parking spaces  
“d” Variances: Use
13. Case: Z15-030  
Applicant: 61 Erie Street Associates, LLC  
Address: 61 Erie Street  
Attorney: Rita Mary McKenna, Esq  
Block: 11105 Lot: 18  
Zone: H – Harsimus Cove Historic District  
For: Conversion of a retail space into a Category 2 restaurant  
“d” Variances: Use

**14. MEMORIALIZATION OF RESOLUTIONS**

15. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**